

ZB# 08-23

Richard Sollaas

25-5-29

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

August 11, 2008

08-23 Richard Sollas - (area)
405 Carlton Ave. (as 5-24)

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 25-5-29

In the Matter of the Application of

RICHARD & SANDRA SOLLAS

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #08-23

WHEREAS, Richard & Sandra Sollas, owner(s) of 405 Carlton Circle, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an request for 6 ft Side Yard and 3 ft Rear Yard setbacks for existing shed and; Request for 18 ft. Rear Yard Setback for existing rear deck and; Request for 3 ft Front Yard Setback for existing 6 ft. front porch overhang at 405 Carlton Circle in an R-4 Zone (25-5-29)

WHEREAS, a public hearing was held on August 11, 2008 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant and his appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS no one spoke opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties where the proposed use is allowed in an R-4 zone.
 - (b) The shed has been in existence for fifteen years during which time there have been no complaints, either formal or informal.
 - (c) No trees or substantial vegetation have been removed in the building of the shed.

- (d) The shed does not divert the flow of water drainage or create the ponding or collection of water.
- (e) The shed is not on top of or interferes with any esments, including, but notlimited to, sewer, water, or electricial esments.
- (f) The shed is similar in size to other sheds in the neighborhood.
- (g) The deck has been in excistence for twenty years during which time there have been no complaints, either formal or informal.
- (h) No trees or substaintial vegetation have been removed in the building of the deck.
- (i) The deck does not divert the flow of water drainage or create the ponding or collection of water.
- (j) The deck is not on top of or interferes with any esments, including, but notlimited to, sewer, water, or electricial esments.
- (k) The deck is similar in size to other decks in the neighborhood.
- (l) The porch overhang had been in excistence for fifteen years during which time there have been no complaints, either formal or informal.
- (m) No trees or substantial vegetation have been removed in the building of the porch over hang.
- (n) The porch over hang does not divert the flow of water drainage or create the ponding or collection of water.
- (o) The porch over hang is not on top of or interferes with any esments, including, but notlimited to, sewer, water, or electricial esments.
- (p) The porch is similar in size to other porchs in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

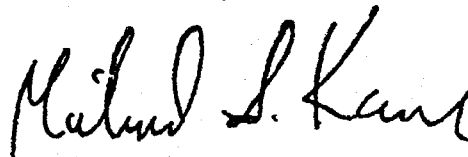
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 6 ft Side Yard and 3 ft Rear Yard setbacks for existing shed and; Request for 18 ft. Rear Yard Setback for existing rear deck and; Request for 3 ft Front Yard Setback for existing 6 ft. front porch overhang at 405 Carlton Circle in an R-4 Zone (25-5-29) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: August 11, 2008



Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 01-21-09
SUBJECT: ESCROW REFUND 08-23

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 153.11 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #08-23

NAME & ADDRESS:

**Richard Sollas
7304 Meadowbrook Drive
Sarasota, FLorida 34243**

THANK YOU,

MYRA

JF.01-21-09



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #08-23 TYPE: AREA TELEPHONE: 561-8612

APPLICANT:

Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>102</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 101



<u>DISBURSEMENTS:</u>		<u>MINUTES</u>	<u>ATTORNEY</u>
		<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>4</u>	PAGES	\$ <u>28.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	___	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>5</u>	PAGES	\$ <u>35.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	___	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 07/25/08 \$ 13.89

TOTAL:	\$ <u>76.89</u>	\$ <u>70.00</u>
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ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 146.89

AMOUNT DUE: \$ _____

REFUND DUE: \$ 153.11

Cc:

J.F. 01-21-09



RESULTS OF Z.B.A. MEETING OF: August 11, 2008

PROJECT: Richard Sollas

ZBA # 08-23

P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

☐ ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____



PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED: M) Lo S) D VOTE: A ✓ N 0.

DITTBRENNER A

BEDETTI A

LOCEY A

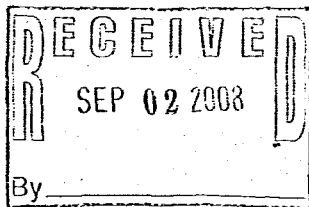
~~TORPEY~~ A

KANE A

CARRIED: Y ☒ N _____

AGENDA DATE: August 11, 2008

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:
Appeal No. (08-23)
Request of RICHARD SOLLAS
for a VARIANCE of the Zoning Local Law to Permit:
Request for 6 ft Side Yard and 3 ft Rear Yard setbacks for existing shed and; Request for 18 ft. Rear Yard Setback for existing rear deck and; Request for 3 ft Front Yard Setback for existing 6 ft. front porch overhang at 405 Carlton Circle in an R-4 Zone (25-5-29)
PUBLIC HEARING will take place on AUGUST 11, 2008
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 PM.
Michael Koss, Chairman



STATE OF NEW YORK

COUNTY OF ORANGE, ss:

Kathleen O'Brien, being duly sworn, disposes and says that she is the Supervisor of the Legal Department of the E.W. Smith Publishing Company, Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which is annexed is a true copy

was published in said newspaper 1 time(s) commencing on the 8th day of August, A.D., 2008 and ending on the 8th day of August, A.D., 2008.

Kathleen O'Brien

Subscribed and shown to before me this 2nd day of Sept, 2008.

Deborah Green

Notary Public of the State of New York
County of Orange

My commission expires _____

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

RICHARD_SOLLAS_(08-23)

MS. LOCEY: Request for 6 foot side yard and 3 foot rear yard setback for an existing shed and a request for an 18 foot rear yard setback for an existing rear deck and a request for a 3 foot front yard setback for an existing 6 foot front porch overhang at 405 Carlton Circle in an R-4 zone. If you would give the stenographer your name?

MS. SOLLAS: Sandra Sollas.

MS. LOCEY: You have three separate applications here, one is for a 3 foot front yard variance, in other words, you need, you don't have 3 feet, you need 3 foot more in order to comply with the zoning.

MS. SOLLAS: Exactly.

MS. LOCEY: This is for an existing overhang on a front porch?

MS. SOLLAS: Yeah, there was an overhang already there, we closed it all in.

MS. LOCEY: So you made it like an enclosed porch or room or something?

MS. SOLLAS: Exactly.

MS. LOCEY: How long has that been up?

MS. SOLLAS: Fifteen, 20 years.

MS. LOCEY: Have you ever had any complaints formal or informal about this?

MS. SOLLAS: Never, nothing but compliments.

MS. LOCEY: Has it changed the character of your

neighborhood at all or has it improved it?

MS. SOLLAS: Not in a negative way.

MS. LOCEY: When you constructed this room, did you take down any substantial vegetation? Have you had any water or drainage problems?

MS. SOLLAS: No.

MS. LOCEY: Are there any easements, utility easements, drainage easements, that sort of thing that go under?

MS. SOLLAS: No.

MS. LOCEY: So that's your first application. The second one is for an 18 foot rear yard variance and again you already have an existing deck is that what it is on the back?

MS. SOLLAS: Yes.

MS. LOCEY: How long has this deck been up?

MS. SOLLAS: Also about 15 years, when we very first were going to build that deck where he checked to see what the requirements were and at the time we were told that if it was freestanding detached it was a 10 foot clearance which it is freestanding but my definition of attached and the town's definition of attached vary. I just found out that because I can step out from my home onto the deck that it is considered attached.

MS. LOCEY: And have you had any problems with water or drainage?

MS. SOLLAS: No.

MS. LOCEY: And any substantial vegetation taken down when that was constructed?

MS. SOLLAS: No, as a matter of fact, everything has grown pretty nicely around it.

MS. LOCEY: Any complaints formal or informal from anybody as far as the way it looks or how it's affected the neighborhood?

MS. SOLLAS: None whatsoever.

MS. LOCEY: And the third application is we have 2 on this application, we have a request for a 6 foot side yard variance and a 3 foot rear yard variance.

MS. SOLLAS: It's cornered, it's in a corner of the property.

MS. LOCEY: This is because of what?

MS. SOLLAS: It's also another misunderstanding, it's a shed and it was, it's not on any permanent foundation, it wasn't considered a permanent structure but it's made of wood.

MS. LOCEY: And it's too close to the property line. How long has that been up?

MS. SOLLAS: About 15 years, we just recently sided the house, sided the shed so it matched and everything, looks brand new but it's been there.

MS. LOCEY: It's been there that long?

MS. SOLLAS: Yes.

MS. LOCEY: Does anyone else have any comments or questions, any issues they would like discussed before we move forward? You have extra pictures for us?

MS. SOLLAS: Yeah, would you like them?

July 14, 2008

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MS. SOLLAS: Any board members have any questions?
Then I'll accept a motion.

MR. BEDETTI: I will make a motion that we schedule a
public hearing for Richard Sollas as requested of 08-23
for variances as requested.

MS. LOCEY: Also we have the request for 18 foot rear
yard setback because of an existing deck and lastly a
request for 3 foot front yard setback for an existing
front porch.

MR. TORPEY: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. TORPEY	AYE
MR. BEDETTI	AYE
MS. LOCEY	AYE

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RICHARD_SOLLAS_(08-23)

MR. KANE: Next public hearing is Richard Sollas request for 6 foot side yard and 3 foot rear yard setbacks for existing shed and request for 18 foot rear yard setback for existing rear deck, request for a 3 foot front yard setback for existing 6 foot front porch overhang at 405 Carlton Circle in an R-4 zone. You want to state your name and address?

MS. SOLLAS: Sandra Sollas, 405 Carlton Circle, New Windsor.

MR. KANE: And then Sandy, you want to tell us exactly what you want to do in your own words?

MS. SOLLAS: Well, I'd like to get, obtain the variance for 6 foot side yard and 3 foot rear yard setback for existing shed. I'm requesting an 18 foot rear yard setback for my existing deck and a 3 foot front yard setback for my front porch.

MS. LOCEY: I don't believe I have all the paperwork. Oh, yes, I do, pardon me.

MR. KANE: One at a time, the shed first. How long has the shed been in existence?

MS. SOLLAS: About 15 years.

MR. KANE: Any complaints formally or informally?

MS. SOLLAS: No, sir.

MR. KANE: Remove substantial vegetation, cut down any trees in the building of the shed?

MS. SOLLAS: No.

MR. KANE: Create any water hazards or runoffs?

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MS. SOLLAS: No, in fact today was proof of that.

MR. KANE: Any easements running through where the shed is?

MS. SOLLAS: No.

MR. KANE: Shed similar in size and nature to other sheds that are in your neighborhood?

MS. SOLLAS: Yes.

MR. KANE: Any questions on the shed, guys?

MR. DITTBRENNER: No.

MR. KANE: Okay, we'll take it to the deck. Request for 18 foot rear yard setback for existing rear deck. How long has the deck been up?

MS. SOLLAS: Also about that, that's been up about 20 years.

MR. KANE: Any complaints formally or informally on the deck?

MS. SOLLAS: No, sir.

MR. KANE: Approximate size of the deck?

MS. SOLLAS: This is 15 x 20.

MR. KANE: Again, cut down any substantial vegetation or remove any trees?

MS. SOLLAS: No, as matter of fact, I planted more.

MR. KANE: Any water hazards or runoffs?

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MS. SOLLAS: No.

MR. KANE: Any easements running through where the deck is?

MS. SOLLAS: No.

MR. KANE: And is the deck itself similar in size and nature to other decks that are in your neighborhood?

MS. SOLLAS: Yes.

MR. KANE: Request for 3 foot front yard setback for existing front porch overhang.

MS. SOLLAS: Basically, what I did with that was there was an overhang, there was an existing overhang, we closed it in and made it a screened in usable room.

MR. KANE: And that deck is 14 x 25, 25'6" if you want to be technical. The screened-in porch and that again has been on overhang how long has that been in existence?

MS. SOLLAS: About 15 years.

MR. KANE: Any complaints formally or informally?

MS. SOLLAS: No, I actually had requests to do the same thing.

MS. SOLLAS: And you feel that on the front of the house it doesn't change the character of your particular neighborhood?

MS. SOLLAS: No, I think it's, personally, I think it's very attractive.

MR. KANE: Any easements running through where it's built?

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MS. SOLLAS: No.

MR. KANE: Cut down any trees, substantial vegetation in the building of it?

MS. SOLLAS: No.

MR. KANE: Creating any water hazards or runoffs?

MS. SOLLAS: No, we have gutters on it.

MR. KANE: That's all I have for right now. Any further questions?

MS. LOCEY: I don't think I have all of those pictures, well, I have pictures of the shed and, you know, the property line in relation to the shed, I don't see anything about the porch or and overhang, I mean, I have the applications but there are no photos attached to them.

MR. KANE: There's the overhang.

MS. LOCEY: So it's hard for me to tell what you're talking about.

MR. KANE: And if you would this is the deck also.

MS. LOCEY: Very good, thank you.

MR. KANE: At this particular point we'll open it up for the public and ask anybody in the audience if they are here for this particular hearing? Seeing as there's not, we'll close the public portion of the meeting and ask Myra how many mailings we had?

MS. MASON: On July 28, I mailed out 74 addressed envelopes and had no response.

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MR. KANE: Then we'll take it back to the board and ask if they have any further questions?

MS. LOCEY: No.

MR. DITTBRENNER: No.

MR. KANE: I'll accept a motion.

MS. LOCEY: I will offer a motion to grant the requested variances on the application of Richard Sollas, the first for an existing 6 foot front overhang, an enclosed porch, the second for an existing deck and the third in relationship to a 12 x 20 foot shed all at 405 Carlton Circle.

MR. DITTBRENNER: Second the motion.

ROLL CALL

MR. DITTBRENNER	AYE
MR. BEDETTI	AYE
MS. LOCEY	AYE
MR. KANE	AYE

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:
Appeal No. (08-23)
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for a VARIANCE of the Zoning Local Law to Permit:
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PUBLIC HEARING will take place on AUGUST 11, 2008
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 PM.
Michael Kean, Chairman

STATE OF NEW YORK

COUNTY OF ORANGE, ss:

Kathleen O'Brien, being duly sworn, disposes and says that she is the Supervisor of the Legal Department of the E.W. Smith Publishing Company, Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which is annexed is a true copy was published in said newspaper 1

time(s) commencing on the 25th day of July, A.D., 2008 and ending on the 25th day of July, A.D., 2008.

Kathleen O'Brien

Subscribed and shown to before me this 2nd day of Sept, 2008.

Deborah Green

Notary Public of the State of New York
County of Orange
My commission expires

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

RICHARD SOLLAS

**AFFIDAVIT OF
SERVICE
BY MAIL**

#08-23

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 28TH day of JULY, 2008, I compared the 74 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

11th day of August, 2008

J. F. Gallagher
Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

PUBLIC HEARING NOTICE
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TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

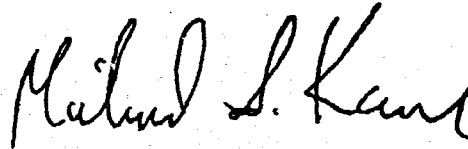
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Request of RICHARD SOLLAS

for a VARIANCE of the Zoning Local Law to Permit:

**Request for 6 ft Side Yard and 3 ft Rear Yard setbacks for existing shed and;
Request for 18 ft. Rear Yard Setback for existing rear deck and; Request for 3 ft
Front Yard Setback for existing 6 ft. front porch overhang at 405 Carlton Circle in
an R-4 Zone (25-5-29)**

**PUBLIC HEARING will take place on AUGUST 11, 2008
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**



Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

J. Todd Wiley, Town Assessor

July 16, 2008

Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

Re: 25-5-29

ZBA #: 08-23 (74)

Dear Mr. & Mrs. Sollas,

According to our records, the attached list of property owners are within five hundre (500) fee of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley
Town of New Windsor Assessor

JTW/td

CC: Myra Mason, PB

25-1-9

Mark Grammer
58 Birchwood Drive
New Windsor, NY 12553

25-1-13

Vito & Mary Speranza
52 Birchwood Drive
New Windsor, NY 12553

25-1-16

John Beltempo & Roxanne Lopez
46 Birchwood Drive
New Windsor, NY 12553

25-2-14

Peter & Adrianna Rappa
53 Birchwood Drive
New Windsor, NY 12553

25-2-17

Melvin & Rose Marie Hedlund
59 Birchwood Drive
New Windsor, NY 12553

25-4-10

Rose Young
116 Glendale Drive
New Windsor, NY 12553

25-4-13

Katherine Costello
122 Glendale Drive
New Windsor, NY 12553

25-4-16

Mitchell Kolpan
128 Glendale Drive
New Windsor, NY 12553

25-5-17

Robert & Cheryl Specht
301 Cloverdale Court
New Windsor, NY 12553

25-5-21

Michael Melendez
402 Carlton Circle
New Windsor, NY 12553

25-1-10

Dulce & Dennis Kelly
56 Birchwood Drive
New Windsor, NY 12553

25-1-14

Edward & Patricia Callahan
50 Birchwood Drive
New Windsor, NY 12553

25-1-17

Charline Romaine & John Bittman
44 Birchwood Drive
New Windsor, NY 12553

25-2-15

Robert & Virginia Basile
55 Birchwood Drive
New Windsor, NY 12553

25-4-8

David & Phyllis Chapman
114 Glendale Drive
New Windsor, NY 12553

25-4-11

Frank & Diann Puccio
118 Glendale Drive
New Windsor, NY 12553

25-4-14

Joseph & Arlene Matthews
124 Glendale Drive
New Windsor, NY 12553

25-5-15

Robert & Carol Nolan
305 Cloverdale Court
New Windsor, NY 12553

25-5-19

Juan Santana & Jose Vasquez
113 Glendale Drive
New Windsor, NY 12553

25-5-22

Robert & Ronnie Silver
404 Carlton Circle
New Windsor, NY 12553

25-1-12

Robert & Eleanor Spreer
54 Birchwood Drive
New Windsor, NY 12553

25-1-15

Aidan McGoldrick & Johanna O'Hare
48 Birchwood Drive
New Windsor, NY 12553

25-1-18

Edward & Catherine Brodow
40 Birchwood Drive
New Windsor, NY 12553

25-2-16

Robert Hurley
57 Birchwood Drive
New Windsor, NY 12553

25-4-9, 25-5-18

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

25-4-12

Luis & Leonara Blanco
120 Glendale Drive
New Windsor, NY 12553

25-4-15

Richard, Donna & Isabella Hamel
126 Glendale Drive
New Windsor, NY 12553

25-5-16

John McKinney & Maureen McCallum
303 Cloverdale Drive
New Windsor, NY 12553

25-5-20

Glenn & Diane Trapp
115 Glendale Drive
New Windsor, NY 12553

25-2-23

Thomas Pugsley
406 Carlton Circle
New Windsor, NY 12553

STAPLES

label size 1" x 2 5/8" compatible with Avery 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery 5160/8160

408 Carlton Circle
New Windsor, NY 12553

25-5-27
Emese & Patricia Wagner
409 Carlton Circle
New Windsor, NY 12553

25-5-30
Manuel Chambers
403 Carlton Circle
New Windsor, NY 12553

25-5-33
Sergio Valentin
506 Balmoral Circle
New Windsor, NY 12553

25-5-36
William Tucker & Rosa Suero
512 Balmoral Circle
New Windsor, NY 12553

25-5-39
Louis & Albertina Lopez
518 Balmoral Drive
New Windsor, NY 12553

25-5-43
Edgar Vidal
526 Balmoral Drive
New Windsor, NY 12553

25-5-46
Elizabeth & Louis Haines
532 Balmoral Drive
New Windsor, NY 12553

25-5-49
Jeffrey Stringer & Anastasia Howard
127 Glendale Drive
New Windsor, NY 12553

25-6-2
Robert & Ellen Doerr
507 Balmoral Circle
New Windsor, NY 12553

410 Carlton Circle
New Windsor, NY 12553

25-5-28
John & Eleanor Lech
407 Carlton Circle
New Windsor, NY 12553

25-5-31
Anthony & Carol Elias
502 Balmoral Circle
New Windsor, NY 12553

25-5-34
Ann Marie Connolly
508 Balmoral Circle
New Windsor, NY 12553

25-5-37
Tricia Kent
514 Balmoral Circle
New Windsor, NY 12553

25-5-41.1
Emil & Leda Sarich
522 Balmoral Drive
New Windsor, NY 12553

25-5-44
Darren & Karen Bullock
528 Balmoral Drive
New Windsor, NY 12553

25-5-47
Arnold & JoEllen Sabino
501 Balmoral Circle
New Windsor, NY 12553

25-5-50
Angelo & Janet Evangelista
129 Glanedale Drive
New Windsor, NY 12553

25-6-3
Frank & Linda Soricelli
525 Balmoral Circle
New Windsor, NY 12553

Joseph Russey
411 Carlton Circle
New Windsor, NY 12553

25-5-29
Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

25-5-32
John & Randee O'Connor
504 Balmoral Circle
New Windsor, NY 12553

25-5-35
Val & Marcie Gray
510 Balmoral Circle
New Windsor, NY 12553

25-5-38
Pamela Lounsbury & Kathleen Willis
516 Balmoral Circle
New Windsor, NY 12553

25-5-42
Orsen Lewis
524 Balmoral Circle
New Windsor, NY 12553

25-5-45
Byron & Angela Thomas
530 Balmoral Drive
New Windsor, NY 12553

25-5-48
Jose & Carmen Aldebot
125 Glendale Drive
New Windsor, NY 12553

25-6-1
Dennis & Patricia Soricelli
511 Balmoral Drive
New Windsor, NY 12553

25-6-4
Tina Russaka
517 Balmoral Circle
New Windsor, NY 12553

STAPLES

label size 1" x 2 5/8" compatible with Avery 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery 5160/8160

24-5-24

Patricia Lang
223 Garden Street
New Windsor, NY 12553

40-1-19

Thomas & Ashley Shoemaker
41 Birchwood Drive
New Windsor, NY 12553

40-1-22

Sharon & Gus Palentino
47 Birchwood Drive
New Windsor, NY 12553

24-5-25

Travis Durrwachter & Stacy Liparidis
225 Garden Street
New Windsor, NY 12553

40-1-20

Cortney & Anthony Balu
43 Birchwood Drive
New Windsor, NY 12553

40-1-23

John & Kathleen McParland
49 Birchwood Drive
New Windsor, NY 12553

40-1-1

Robert McKnight
51 Birchwood Drive
New Windsor, NY 12553

40-1-21

William & Kelly Thompson
174 Wilbur Boulevard
Poughkeepsie, NY 12603

STAPLES

label size 1" x 2 5/8" compatible with Avery 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery 5160/8160



RESULTS OF Z.B.A. MEETING OF:

July 14, 2008

PROJECT: Richard Sallas

ZBA # D8-23

P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

☒ ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) B S) I VOTE: A _____ N _____

DITTBRENNER A

BEDETTI A

LOCEY A

TORPEY A

~~LOCEY~~

CARRIED: Y ☒ N _____



PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

Porch has been up approx. 10-15 yrs.
Deck " " " " " "

AGENDA DATE: July 17, 2008

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 07-11-08

FOR: ESCROW 08-23

FROM:

Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

CHECK FROM:
SAME

CHECK NUMBER: 101

TELEPHONE: 561-8612

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

George 7-15-08
NAME DATE

ZBA#08-24
Escrow

Richard S. Sollas or
Sandra L. Sollas
405 Carlton Cir.
New Windsor, NY 12553-7410
(845-561-8612)

101

1-32/210 NY
27522

Pay to the
Order of

Town of New Windsor \$ 300.00
Three Hundred Dollars & No/100ths

Bank of America

ACH RT 021000322

For

Escrow

Richard S. Solla

⑆021000322⑆ 009514630916⑈0101

ELOQUENT

ZBA #08-23

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#375-2008

07/15/2008

Sollas, Richard

Received \$ 50.00 for Zoning Board Fees, on 07/15/2008. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

3 of 3

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 26, 2008

**APPLICANT: Richard Sollas
405 Carlton Circle
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: June 26, 2008

FOR : Existing 12x20 ft. shed.


LOCATED AT: 405 Carlton Circle

ZONE: R-4 Sec/Blk/ Lot: 25-5-29

DESCRIPTION OF EXISTING SITE: One family house.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Existing shed does not meet minimum 10ft. side and rear yard setbacks.**


BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4 USE: Bulk Tables 300-11-A-1-B			
MIN LOT AREA:			
MIN LOT WIDTH:			
REQ'D FRONT YD:			
REQ'D SIDE YD:	10'	4'	6'
REQ'D TOTAL SIDE TD:			
REQ'D REAR YD:	10'	7'	3'
REQ'D FRONTAGE:			
MAX BLDG HT:			
FLOOR AREA RATIO:			
MIN LIVABLE AREA:			
DEV COVERAGE:			

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$60.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

JUN 25 2008

BUILDING DEPARTMENT

FOR OFFICE USE ONLY
Building Permit # 2008-457

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Richard & Sandra Sallas

Address 405 Carthon Circle Phone # 561-8612 / work 561/3800

Mailing Address New Windsor, NY 12553 Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the South side of Carlton Circle
and Approx 100' (N, S, E or W) feet from the intersection of Glendale Dr
2. Zone or use district in which premises are situated residential Is property a flood zone? Y N ✓
3. Tax Map Description: Section 25 Block 5 Lot 29
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy Storage Shed b. Intended use and occupancy _____
5. Nature of work (check if applicable) ☒ New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing Storage Shed
6. Is this a corner lot? no
7. Dimensions of entire new construction. Front 20' Rear 20' Depth 12' Height _____ No. of stories 1
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
- Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
- Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

Fee

\$50 - CH # 302

ZONING BOARD

FL Spoke to owner 6/26

6 12 5 12 08
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4696 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Andra Sella
(Signature of Applicant)

(Address of Applicant)

Andra Sella
(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

N

Carlton Co

Back
Cottage

407

Property line

Fence

17' 2 1/2" H

18' 6" W

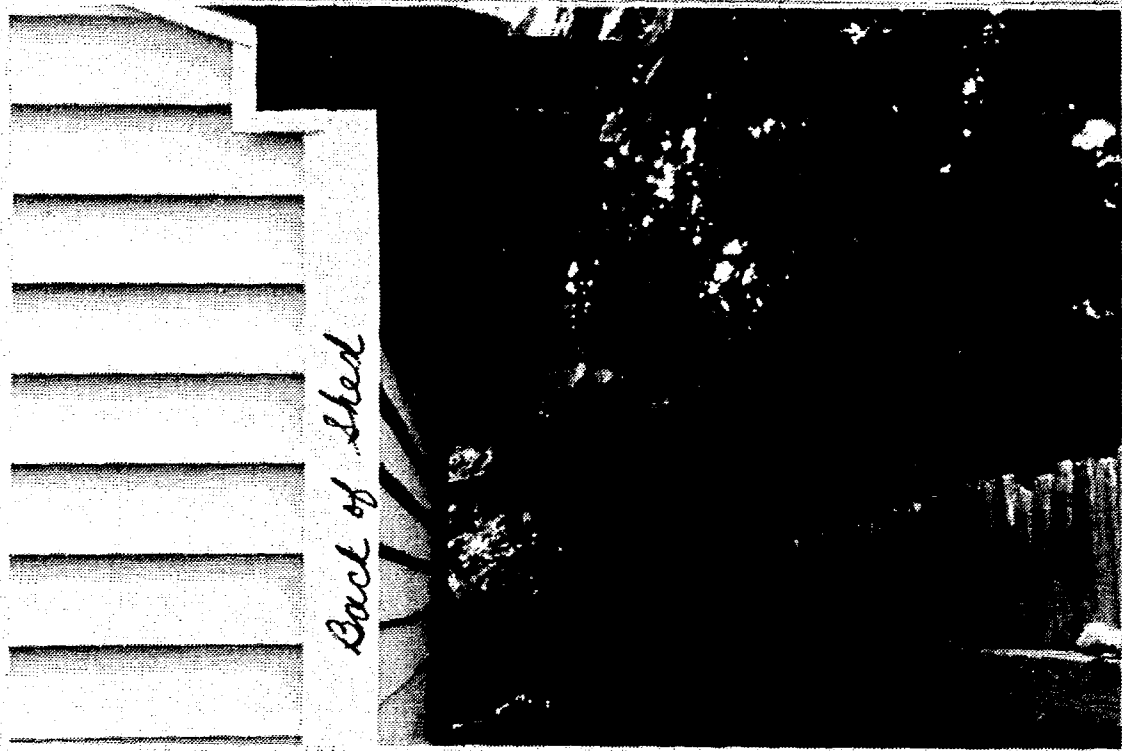
20' 0" front

Shed is not
on a foundation or
(Not Permanent) cement
slab

E

S

GRAND AVENUE



Back of Shed

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

2 of 3

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 26, 2008

**APPLICANT: Richard Sollas
405 Carlton Circle
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: June 26, 2008

FOR : Existing deck

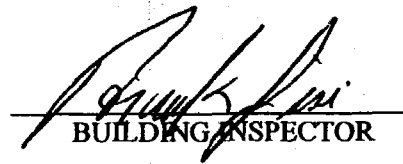
LOCATED AT: 405 Carlton Circle

ZONE: R-4 Sec/Blk/ Lot: 25-5-29

DESCRIPTION OF EXISTING SITE: One family house.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Existing rear deck does not meet minimum 50ft. rear-yard setback.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: G-6 50' 32' 18'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and pete test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

JUN 25 2008

BUILDING DEPARTMENT

FOR OFFICE USE ONLY

Building Permit #: 2008-458

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Richard + Sandra Solas

Address 405 Carlton Cir Phone # 561-8612/561-3800 ^{work}

Mailing Address New Windsor, NY 12553 Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the South side of Carlton Circle
and Approx 100 (N, S, E or W) feet from the intersection of Colendale Dr

2. Zone or use district in which premises are situated residential Is property a flood zone? Y N

3. Tax Map Description: Section 25 Block 5 Lot 29

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy EXIST b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other existing deck

6. Is this a corner lot? no

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

Fee

\$50

PAID

ZONING BOARD

CH # 302

6 125 2008
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Llai & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Andra Sella
(Signature of Applicant)

(Address of Applicant)

Andra Sella
(Owner's Signature)

(Owner's Address)

PLOT PLAN

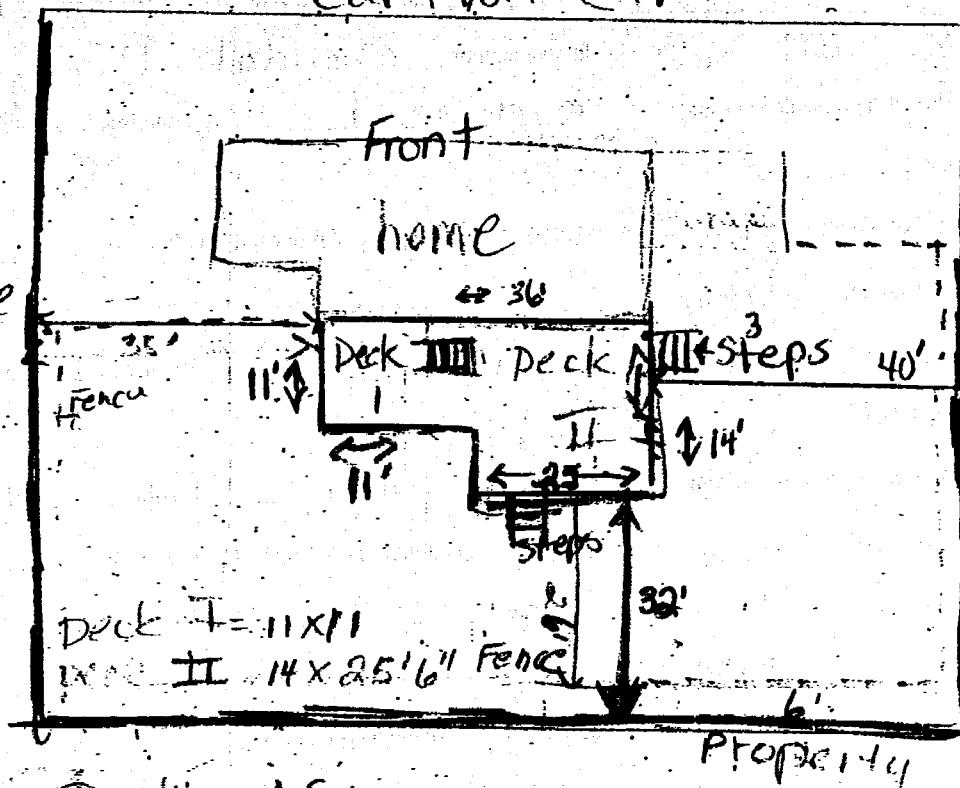
NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

Carlton Cir

property line
fence

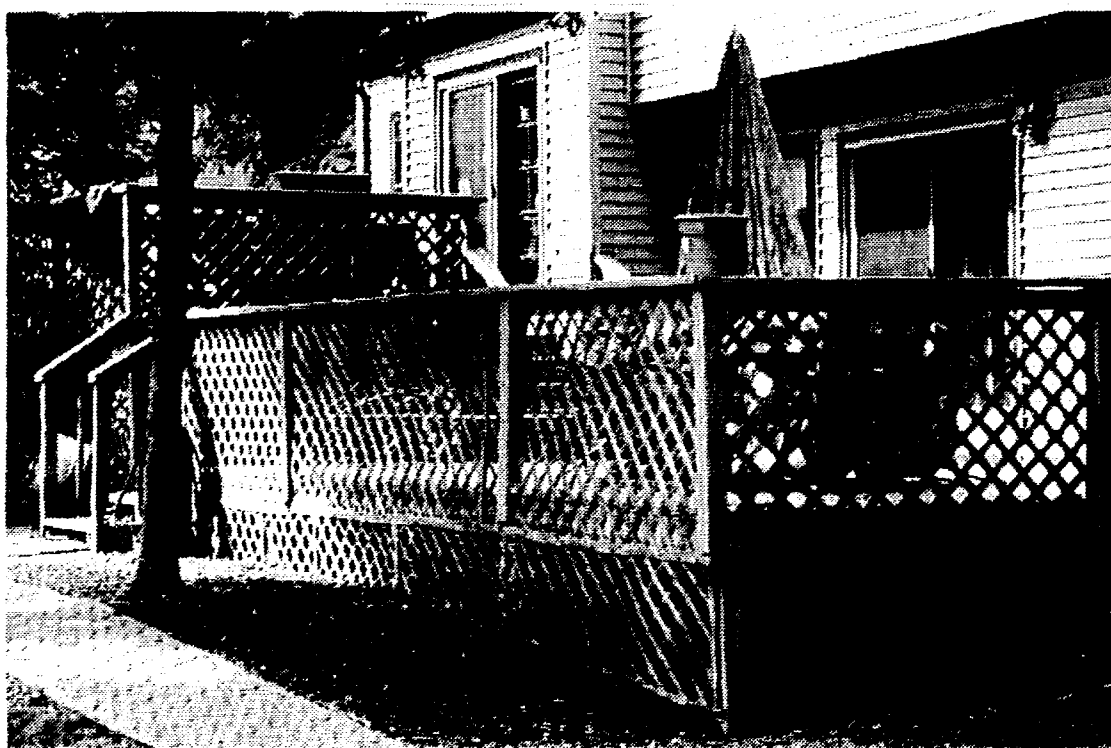
W



E

Deck is
Free Standing S

(Not connected to house)



1 of 3

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

FILE COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 26, 2008

APPLICANT: Richard Sollas
405 Carlton Circle
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: June 26, 2008

FOR : Existing 6ft. front overhang - enclosed porch

LOCATED AT: 405 Carlton Circle


ZONE: R-4 Sec/Blk/ Lot: 25-5-29

DESCRIPTION OF EXISTING SITE: One family house.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Existing 6ft. front overhang does not meet minimum 45ft. front-yard setback.**

Porch


BUILDING INSPECTOR

PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
-----------	---------------------------	----------------------

ZONE: R-4 USE: Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:	E-6	45'	42'	3'
-----------------	-----	-----	-----	----

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

6/30/08 sent Applicant.

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

JUN 25 2008

BUILDING DEPARTMENT

FOR OFFICE USE ONLY

Building Permit #: 2008-459

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Richard + Sandra Soltas

Address 405 Carlton Cir

Phone # 561-8612 / Work 561-3800

Mailing Address New Windsor NY 12553

Fax #

Name of Architect

Address

Phone

Name of Contractor

Address

Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the South side of Carlton Circle
and Approx 100 (N, S, E or W) feet from the intersection of Glendale Dr
2. Zone or use district in which premises are situated residential Is property a flood zone? Y (N)
3. Tax Map Description: Section 25 Block 5 Lot 29
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy _____ b. Intended use and occupancy _____
5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Enclose front overhang for screened in porch
6. Is this a corner lot? no
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
- Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
- Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

Fee

\$50 CH # 302

ZONING BOARD

6.125.12008
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4896 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Andra Sellas
(Signature of Applicant)

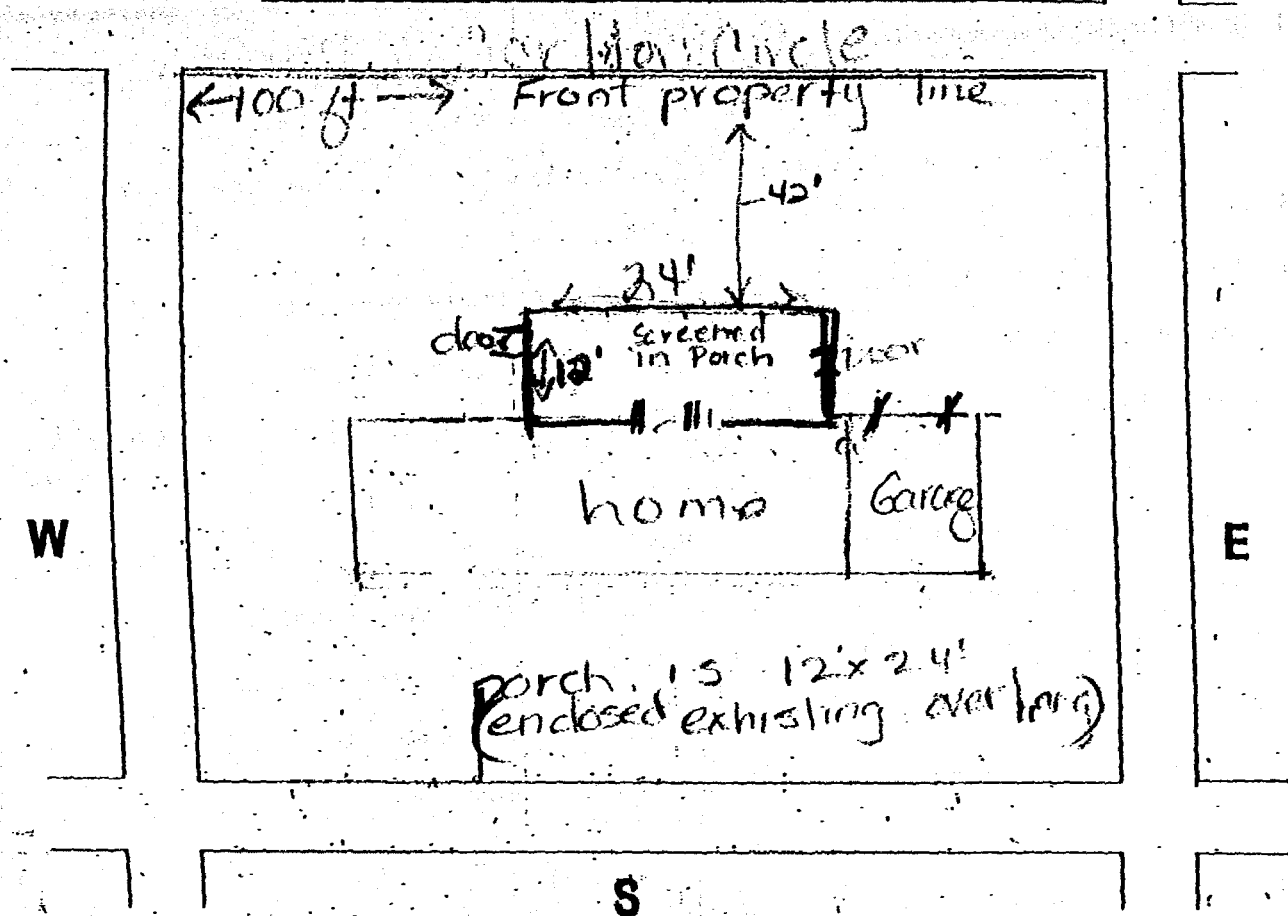
(Address of Applicant)

Andra Sellas
(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





● TOWN OF NEW WINDSOR ●
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 07-15-08 MM

DATE: 07-15-08 PROJECT NUMBER: ZBA# 08-23 P.B. # _____

APPLICANT NAME: RICHARD SOLLAS

PERSON TO NOTIFY TO PICK UP LIST:

Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

TELEPHONE: 561-8612

TAX MAP NUMBER: SEC. 25 BLOCK 5 LOT 29
SEC. _____ BLOCK _____ LOT _____
SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: 405 CARLTON CIR.
NEW WINDSOR, NY

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 103

TOTAL CHARGES: _____



TOWN OF NEW WINDSOR

(845) 563-4615 (MYRA MASON)

ZONING BOARD APPLICATION PACKAGE



PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (COMPLETE ONLY THE PAGES WITH HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified) TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

*

ESCROW

THIS IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

**


LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

PAGE 1

 **COMPLETE ONLY THE PAGES WITH CHECKED BOX IN CORNER OF PAGE. PLEASE SUBMIT ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified).**

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.)**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH **"NOTICES OF PUBLIC HEARING"** TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

7/2/08

Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

e-mail address: Rich15@aol.com
Phone Number: (845) 561-8612
Fax Number: ()

I. **Owner Information:**
Richard & Sandra Sollas
(Name)
405 Carlton Circle
(Address)

II. **Applicant:**
Richard & Sandra Sollas
(Name)
405 Carlton Cir
(Address)

e-mail address: Rich15@aol.com
Phone Number: (845) 561-8612
Fax Number: ()

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ()
Fax Number: ()
Richard Sollas
(Name)
7304 meadowbrook Drive Sarasota, Florida 34243
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 496-4508
Fax Number: ()
Lou Casino
(Name)

(Address)

V. **Property Information:**

Zone: R-4 **Property Address in Question:** 405 Carlton Circle
Lot Size: 100X100 **Tax Map Number:** Section 25 Block 5 Lot 29
a. Is pending sale or lease subject to ZBA approval of this Application? yes
b. When was property purchased by present owner? 6/11/84
c. Has property been subdivided previously? no If so, When: _____
d. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? no

****PLEASE NOTE:****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	45'	42'	3'
Reqd. Side Yd.	10'	4'	6'
Total Side Yd.			
Reqd. Rear Yd: shed Deck	10' 50'	7' 32'	3' 18'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ratio**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; No, there is no other method (other than to remove the structures) to achieve the use of the existing deck, shed, or enclosed porch.
2. Whether the requested area variance is substantial; ? I don't understand this question. The requested variance is not creating any hardship, safety issue, or health issue to the surrounding neighbors.
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; The existing use of the property does not (and has not) have any adverse effects or impacts on the environmental conditions of the neighborhood. The structures are safe as well as appealing visually.

4. Whether the alleged difficulty was self-created. When we initially built the deck as long as the deck was freestanding and detached from our home, we only needed to clear 10' from the property line and the shed as long as it was not on a permanent foundation it could also be along the property line. Now I find because the shed is wood, it needs to be 10' from the line. The lay out of my yard does not accommodate this. Also because my deck is close to the home - it is not considered detached. The enclosed porch is more stable than the original overhang. If anything we improved the stability of the structure. I believe the ZBA should grant our applications because the existing structures are well built and add to the appearance of the existing home and allows the homeowner adequate use of the property without creating any safety or health issues to the surrounding neighborhood.

**After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance: PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The front porch (formerly just an overhang) is much more structurally sound, it's attractive as well, as functional and adds to the front view of the home. The deck does not interfere with anyone else's property. It is as close to the home as possible. The shed was formerly "sided" when we did the home which gives it a very appealing look & is situated in a corner of the property that does not interfere with any one else's property use.

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

Please take some photos of shed, deck & overhang showing the property line they are too close to.

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

3 day of July 2008.

Richard & Sandra Sollas
Owner's Signature (Notarized)

Richard & Sandra Sollas
Owner's Name (Please Print)

MAUREEN C. BIFOLCO
Notary Public, State of New York
No. 01B16112706
Qualified in Orange County
My Commission Expires 07/06/12

Maureen C. Bifolco
Signature and Stamp of Notary

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Richard + Sandra Solas</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>405 Carlton Circle intersects with Glendale Drive</u> <u>New Windsor</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration <u>existing deck, shed + enclosed porch</u>	
6. DESCRIBE PROJECT BRIEFLY: <u>Shed 20x12', deck rear of home, and enclosed front porch</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>Lot size 100x100</u> Ultimately <u>Lot size 100x100</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Insufficient front, side, + rear yd. setbacks.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Sandra Solas</u> Date: <u>7/2/2008</u> Signature: <u>Sandra Solas</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency_____
Date_____
Print or Type Name of Responsible Officer in Lead Agency_____
Title of Responsible Officer_____
Signature of Responsible Officer in Lead Agency_____
Signature of Preparer (if different from responsible officer)

Reset

☐